

CALIFORNIA COASTAL COMMISSION

SOUTH COAST DISTRICT OFFICE
301 E. OCEAN BLVD., SUITE 300
LONG BEACH, CA 90802-4830
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W13b

A-5-LGB-20-0015 (Contursi)

July 8, 2020

Correspondence



July 3, 2020

VIA ELECTRONIC MAIL TO Amrita.Spencer@coastal.ca.gov

Amrita Spencer, Coastal Planner
CALIFORNIA COASTAL COMMISSION
South Coast District Office
301 E. Ocean Blvd., Suite 300
Long Beach, CA 90802

Re: **865 (877) South Coast Highway, Laguna Beach (Contursi)**
Appeal No.: A-5-LGB-20-0015

Dear Ms. Spencer,

I represent Steven and Seanne Contursi, owners of the home at 865 Coast Highway, Laguna Beach, California. Since before August 8, 2019, the Contursis have been trying to obtain permits to perform repair and maintenance work on their ocean front home. The repair and maintenance work was necessary to replace damaged and rotted features that were allowing weather elements into the home, damaging not only construction features, but also valuable furnishings and artwork inside the property. The Contursis worked with the local Laguna Beach planning staff and the discretionary Design Review Board to obtain these approvals.

The first approval was appealed by the appellants, Mark and Sharon Fudge. Upon finding that the Coastal Commission staff was prepared to find substantial issue on that first appeal, the Contursis withdrew the application. The Contursis submitted a new application, which eliminated the security features such as safety fences and gates which caused concern to the Coastal Commission staff and triggered certain requirements as to the determination of the bluff location of the property. The scope of the new application was discussed in concept with the Coastal Commission staff and the local Laguna Beach planning staff prior to re submittal. We appreciate the input we received from both the Coastal Commission staff and local Laguna Beach Staff in refining the application to comply with the LCP.

The Contursis furnished all of the information they had concerning the scope of the repairs, delivery of materials to the site, staging of and access to the property. Elements that triggered other Coastal Commission concern were eliminated from the new application. The new application was submitted on December 17, 2019. The application was fully considered by the local Laguna Beach planning staff with input from the California Coastal Commission staff, and on January 9, 2020, the application was heard by the Laguna Beach Design Review Board. After a hearing at which substantial evidence was presented and after careful consideration by

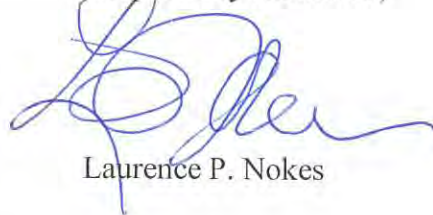
the Design Review Board, the application was approved, only to be appealed again by Mr. and Mrs. Fudge.

The Contursis are grateful to the Coastal Commission staff for the careful consideration they gave to the application, and for the Coastal Commission staff's determination to recommend a finding that "no substantial issue" is raised by the appeal. The Contursis have acted responsibly and diligently in seeking and obtaining proper permits and in obtaining approval of this application. The Contursis sincerely hope that they may execute this repair work to avoid further damage to their house. They did in fact incur further damage to their home over this winter, while the Fudge's appeal was pending.

As to the "after the fact" approval of the sliding doors, it is important to note that these doors were installed in 2017, only after receiving building permits from the City. The Contursis did not know at the time that a CDP would be required, and were not advised of the necessity of such a permit. The Contursis have corrected this issue by including the doors in this application.

Again, Mr. and Mrs. Contursi wish to express their gratitude to the Coastal Commission Staff for being a valuable resource in the preparation of this application, and it is their sincere hope that the Coastal Commission will adopt the staff recommendation of "no substantial issue" and allow the Contursis to proceed with this maintenance, repair and safety code work on their home.

Respectfully submitted,



Laurence P. Nokes

LPN/maf
cc: John Ainsworth, Executive Director
Steve Padilla, Chair
Donne Brownsey, Vice Chair
Honorable Coastal Commissioners
Client